

# GOAT CREEK NORTH & EAST P.U.D.'S

Part of H.E.S. No. 199, in part of Sects. 29, 31 & 32, T36N, R20E, W.M.

Okanogan County

Washington

## DESCRIPTIONS:

### GOAT CREEK NORTH

That part of Homestead Entry Survey No. 199, located in parts of Sections 29, 31, and 32, T36N, R20E, W.M., Okanogan County, Washington, lying Northerly of Okanogan County Road No. 1163, further described as follows:

Beginning at said HES No. 199 survey corner No. 4, a found stone, and the true point of beginning, thence from said point of beginning, along the Easterly boundary line of said HES No. 199, SW 15° 33' 00" 826.49 feet, to said HES No. 199 survey corner 5, a found stone, thence SE 29° 59' 57" 1210.46 feet, to the Northerly right of way line of said County Road No. 1163, thence turning Northwesterly, and following a curve to the right having a delta angle of 5° 40' 33", a radius of 3570.13 feet, for a length of 353.67 feet, thence NW 55° 54' 52" 1009.16 feet, thence NW 56° 07' 52" 1230.15 feet, thence leaving said right of way line, NE 33° 45' 07" 172.35 feet, thence NE 82° 13' 14" 882.53 feet, thence NE 69° 49' 12" 440.60 feet, thence NE 79° 56' 21" 420.30 feet, thence SW 15° 33' 49" 81.13 feet, to the true point of beginning containing 34.77 acres more or less.

### GOAT CREEK EAST

That part of Homestead Entry Survey Nos. 199 and 203, located in parts of Sections 29, 31, and 32, in T36N, R20E, W.M., Okanogan County, Washington, lying Southerly of Okanogan County Road No. 1163, further described as follows:

Beginning at said HES No. 199 survey corner No. 6, a found stone, and the true point of beginning, thence from the said point of beginning, along the Easterly boundary line of said HES No. 199, SE 8° 45' 12" 535.53 feet, to said HES No. 199 survey corner No. 7, a found stone, thence SW 15° 23' 23" 610.11 feet, to said HES No. 199 survey corner No. 8, a common corner with said HES No. 203 survey corner No. 5, a found stone, thence SE 40° 26' 52" 402.31 feet, along the Easterly boundary line of HES No. 203, to the left bank of the Methow River, thence meandering said left bank SW 78° 21' 37" 162.58 feet, thence SW 57° 47' 33" 150.88 feet, thence SW 69° 13' 02" 254.21 feet, thence SW 73° 57' 25" 195.65 feet, thence SW 61° 10' 41" 92.10 feet, thence SW 74° 08' 47" 161.25 feet, to the thread of Goat Creek as it now exists, thence along said center NW 45° 16' 53" 335.25 feet, thence NW 19° 19' 43" 402.08 feet, thence NW 1° 00' 43" 371.13 feet, thence NE 6° 08' 11" 485.82 feet, thence NE 24° 46' 56" 422.23 feet, thence NW 1° 19' 08" 384.80 feet, thence NE 6° 07' 36" 240.91 feet, to the Southerly right of way line of said County Road No. 1163, thence along said right of way line SE 55° 54' 52" 461.43 feet, thence along a curve to the left having a delta angle of 6° 05' 00", a radius of 3630.13 feet, for a length of 385.43 feet, thence SE 61° 59' 52" 70.78 feet, to the Easterly boundary line of said HES No. 199, thence along said boundary line SE 29° 59' 57" 250.44 feet to the true point of beginning containing 50.58 acres more or less.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, having all right, title, and interest in and to the lands hereby platted, do hereby declare this plat and grant to the public the non-exclusive right to use the roads as platted as a means of ingress and egress for public roadway purposes, and to use utility easements and restricted use areas, subject to a reasonable charge to maintain such roads, utility easements, and restricted use areas until such time as the same may be transferred to a non-profit corporation which undertakes to maintain and operate such roads, utilities, and areas of restricted use.

The undersigned also reserve the right to make all necessary slopes for cuts and fills upon the lots shown on the plat and the reasonable grading of all roads and the right to drain all roads.

IN WITNESS WHEREOF we have hereunto set our hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1981.

ELVIN H. PERROW TRUSTEE

ELVIN H. PERROW TRUSTEE

WALTER L. FOSTER

JAMES M. PERROW TRUSTEE

NELLA M. FOSTER

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
County of Okanogan } S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_ 1981, before me the undersigned, a NOTARY PUBLIC in and for the STATE OF WASHINGTON, duly commissioned and sworn, personally appeared ELVIN H. PERROW, Trustee for the Living Trust of Elvin H. Perrow and Irene L. Perrow, (owners of Goat Creek North); And ELVIN H. PERROW and JAMES M. PERROW, Trustees for the Living Trust of James M. Perrow (owner of Goat Creek East), to me known to be the individuals in and who executed the foregoing instrument and acknowledged to me that they signed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_ 1981.

NOTARY PUBLIC in and for the STATE of  
WASHINGTON, residing at \_\_\_\_\_

STATE OF WASHINGTON }  
County of Okanogan } S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_ 1981, before me the undersigned, a NOTARY PUBLIC in and for the STATE OF WASHINGTON, duly commissioned and sworn, personally appeared Walter L. Foster and Nella M. Foster, his wife, to me known to be the individuals in and who executed the foregoing instrument, and acknowledged to me that they signed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_ 1981.

NOTARY PUBLIC in and for the STATE of WASHINGTON  
Residing at \_\_\_\_\_

## RECORD OF COVENANTS:

Covenants and Restrictions have been filed with the County on the \_\_\_\_\_ day of \_\_\_\_\_ 1981, in Book \_\_\_\_\_, page \_\_\_\_\_, Records of Okanogan County, Washington.

## ASSESSOR'S CERTIFICATION:

THESE Subdivisions have been reviewed by me and found acceptable.

ASSESSOR \_\_\_\_\_ DATE 11-6-1981

## TREASURER'S CERTIFICATION:

ALL taxes one year in advance on all unimproved property in these subdivisions, and delinquent assessments for which the lands within these subdivisions may be liable have been paid.

TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

## HEALTH OFFICER'S CERTIFICATION:

These subdivisions are accepted for on-site sewage disposal and water supply under the current requirements: PROVIDED, HOWEVER, THAT this statement shall not be deemed a guarantee of the acceptability of individual septic tank systems contemplated for future use within these subdivisions.

HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

## COUNTY ENGINEER'S CERTIFICATION:

THESE Subdivisions have been reviewed and approved as to the survey data, the lay-out of streets, alleys, and others right of ways, design of bridges, sewage, water systems, and other structures.

COUNTY ENGINEER \_\_\_\_\_ DATE 11-3-81

## PLANNING DIRECTOR'S CERTIFICATION:

THESE Subdivisions conform to present platting standards and conform to the Comprehensive Plan.

PLANNING DIRECTOR \_\_\_\_\_ DATE December 7, 1981

## COMMISSIONER'S CERTIFICATION:

THESE Subdivisions have been reviewed and approved in accordance with the Okanogan County Platting Ordinance.

CHAIRMAN \_\_\_\_\_ DATE December 17, 1981  
MEMBER \_\_\_\_\_ MEMBER \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

"I, John H. Ayers, registered as a Land Surveyor by the STATE OF WASHINGTON, certify that these plats are based on an actual survey of the lands described herein, conducted by me or under my supervision, during the period of NOVEMBER 1980 through NOVEMBER 1981, that the distances, courses, and angles are shown thereon correctly and the monument and Lot corners have been set as depicted on the plats."

JOHN H. AYERS \_\_\_\_\_ DATE 11-6-81  
License No. 8479

## RESTRICTIONS & RESERVATIONS:

The cost of construction maintenance and snow removal of all roads and streets within this plat shall be the obligation of all owners of tracts of the plat and of any additional plat that may be served by these roads and streets. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the road in the County Road System, it is understood that the roads shall first be built up to minimum County standards by the owners of this plat or lot owners of any additional plats.

In addition to the above it shall not be incumbent on Okanogan County to provide flood protection on any area so involved.

## FILING RECORD:

Filed for record at the request of the Okanogan County Board of Commissioners, this 10 day of December 1981 at \_\_\_\_\_ minutes past \_\_\_\_\_ O'clock \_\_\_\_\_ M. and recorded in Volume H, of plats on page 44 records of Okanogan County Washington.  
Sec 3

684389  
RECEIVING NO.

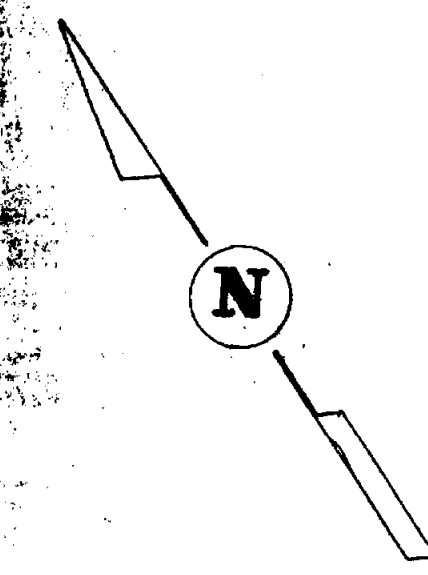
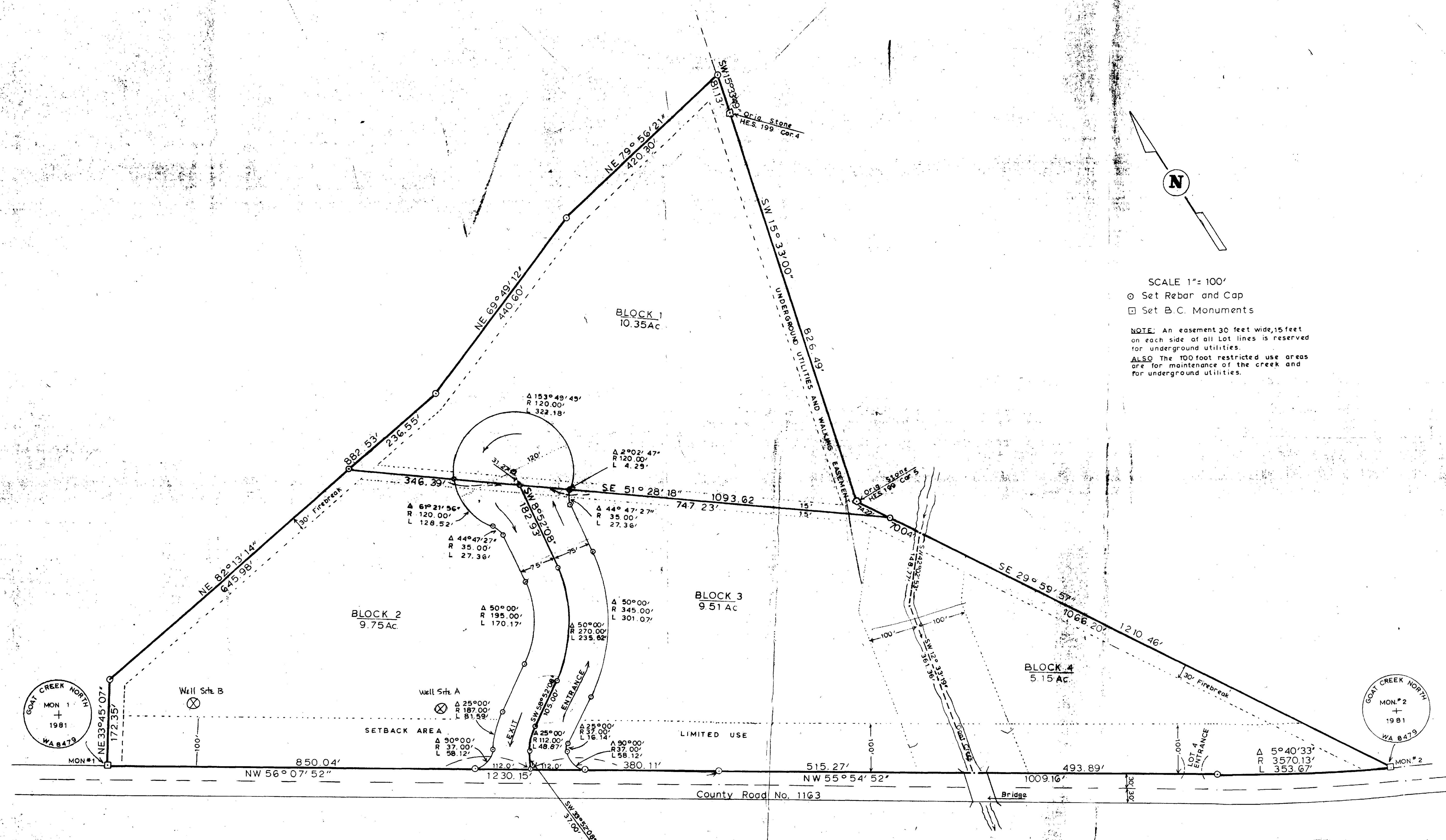
Declaration of Restrictions & Protective Covenants  
# 684390 Rel 38 page 2316

Evelyn Frazier  
OKANOGAN COUNTY AUDITOR

DWN BY	DATE	SCALE
I. Waller	8/6/81	1" = 100'
CHKD BY	PAGE	
J. Ayers	1 of 3	

# GOAT CREEK NORTH P.U.D.

Part of H.E.S. No. 199, in part of Sects. 29, 31, & 32, T36N, R20E, W.M.  
Okanogan County Washington



SCALE 1"=100'  
○ Set Rebar and Cap  
□ Set B.C. Monuments

NOTE: An easement 30 feet wide, 15 feet on each side of all lot lines is reserved for underground utilities.  
ALSO The 100 foot restricted use areas are for maintenance of the creek and for underground utilities.

DWN BY	DATE	SCALE
I. Waller	8/5/81	1"=100'
CHKD BY		PAGE
J. Ayers		2 of 3

H. 3-46